

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Dunsmuir

Mailing Address:

City of Dunsmuir

5915 Dunsmuir Avenue

Dunsmuir, CA 96025

HOUSING POLICY
DEVELOPMENT, HCD

APR 28 2009

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Reporting Period by Calendar Year: from January 1, 2008 to December 31, 2008

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 31, 2009. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

CITY OF DUNSMUIR

"Home of the Best Water on Earth"



CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Administrator on behalf of the City of Dunsmuir has reviewed the information provided in the forms and report contained herein, and certifies, to the best of her knowledge, that the information that has been provided herein is true and correct.

A handwritten signature in blue ink, which appears to read "J. Keith Anderson", is written over a horizontal line.

J. Keith Anderson, City Administrator

April 17, 2009

Date

REPORT SEPARATING PAGE
END OF PRVIOUS REPORT

CITY OF DUNSMUIR GENERAL PLAN 2008 ANNUAL PROGRESS REPORT

INTRODUCTION

Pursuant to Government Code Section 65400, this report has been prepared as an update to the Dunsmuir City Council regarding the past year's progress in implementing the City's General Plan, as well as progress made by the City in meeting its share of regional housing needs as determined by the California Department of Housing and Community Development.

Implementation of the General Plan occurs on an almost daily basis. Sometimes this is through direct referral to the relevant sections of the General Plan as decisions are made by staff, the Planning Commission and City Council. At other times, and maybe more often the case, implementation occurs as a result of the momentum established by the Planning Commission and City Council at the time the General Plan was drafted. In other words, the current goals, policies and implementation measures are a direct reflection of the direction provided for the City by its decision-making bodies during the last General Plan update. So long as the political environment has not changed drastically since the General Plan was updated, the goals, policies and implementation measures should be accurately reflected in the decisions being made by the City. This is not to say, however, that staff, the Planning Commission and City Council do not need to refer back to the General Plan periodically or at the time important decisions are being made. After all, the General Plan is the decision-making bodies' guide to development within the community. As new staff members are added to the City and as new Planning Commissioners and Council Members are seated, they need to be familiar with the document in order to ensure that their actions are consistent with the City's plan for itself. One such method for ensuring that the General Plan remains relevant is the City's annual review of the General Plan and evaluation of the City's success or failure in implementing the implementation measures contained within the plan.

While it is neither the purpose of, nor the intention that, the annual progress report provide an in-depth analysis on the implementation of each and every implementation measure contained within the General Plan, it is worthwhile to reflect upon those implementation measures that the City has yet to implement, those that the City could better implement, and those that the City has been particularly successful at implementing.

Pursuant to Section 65400 of the California Government Code, it is also required that the annual progress report consist of an analysis of the City's progress in meeting its share of regional housing needs and local efforts, as outlined in the City's General Plan Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. That analysis consists of forms prescribed by HCD and are included as an attachment to this report. Still, so as to make the information regarding regional housing needs more accessible to the City, a brief description on the purpose for the analysis and a summary of its results have been provided following the discussion of implementation measures.

THE CITY OF DUNSMUIR GENERAL PLAN

The current General Plan was adopted by the City in December 2006, with the Housing Element adopted separately in March 2004 and amended in June 2006. The following table provides an outline of the goals, policies and implementation measures contained in each element of the General Plan. (Please note: implementation measures contained within the Housing Element are referred to as programs.)

TABLE 1
GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION MEASURES

Land Use Element

GOAL LU.1: - A City which attracts tourists and accommodates their needs.

Policy LU-1.1: The City shall protect and enhance the scenic and natural qualities of Dunsmuir, its watershed and the Sacramento River.

Implementation Measure LU-1.1.1: The City will support implementation of the implementation measures described in Section 3.0, Open Space and Conservation.

Policy LU-1.2: The City shall continue to improve, enhance and expand parks and increase public access.

Implementation Measure LU-1.2.1: The City will support implementation of implementation measures OC-2.1.1 through 2.1.3 in Section 3.0, Open Space and Conservation.

Policy LU-1.3: The City shall provide ample zoning to accommodate tourist support services.

Implementation Measure LU-1.3.1: The City shall review zoning along thoroughfares to ensure that there is adequate zoning for tourist support services. If there is inadequate zoning to support tourist services, the City shall consider additional parcels for commercial zoning.

Policy LU-1.4: The City shall encourage tourism within the Dunsmuir area.

Implementation Measure LU-1.4.1: The City shall work with the California Department of Transportation to secure and/or maintain all possible signing reflecting tourist services, historic qualities, historic Highway 99, etc.

Implementation Measure LU-1.4.2: The City will support implementation measures described in Section 7.0, Historic Preservation.

GOAL LU.2: - A sufficient mix and quantity of land uses to serve the needs of the community.

Policy LU-2.1: The City shall provide for a compatible mix and quantity of land uses that will serve the needs of the community.

Implementation Measure LU-2.1.1: The City shall adopt the General Plan Land Use Map, Figures 2.1a and 2.1b, as the official Land Use Map for Dunsmuir.

Implementation Measure LU-2.1.2: The City shall implement the goals, objectives and programs of the Housing Element related to residential development.

Implementation Measure LU-2.1.3: The City shall allow for the development of commercial and industrial areas where suitable land exists with good access, adequate infrastructure and where such uses will have a minimum of conflict with current and future adjacent land uses.

Implementation Measure LU-2.1.4: The City shall amend its Zoning Ordinance to develop zoning districts that are consistent with and help implement the intent of the Open Space, Public Agency and Resource Lands land use designations.

Implementation Measure LU-2.1.5: The City shall maintain flexibility in the Zoning Ordinance by allowing opportunities for the development of appropriate uses not listed in particular districts through the Conditional Use Permit process.

Policy LU-2.2: As available housing becomes limited, the City will consider the annexation and development of suitable land adjacent to the City in the sphere of influence which can be readily served with water and sewer services.

Implementation Measure LU-2.2.1: When appropriate, the City should work with owners of property between the airport and the north Dunsmuir Avenue interchange to establish necessary land use and infrastructure plans and financing to open this area for community expansion and development.

Implementation Measure LU-2.2.2: In response to annexation proposals, lands within the sphere of influence should be pre-zoned in accordance with the General Plan Land Use Plan as a means to maintain a variety of land

uses as may be needed as the community grows.

GOAL LU-3: - Responsible development on hillside areas that minimize significant impacts.

Policy LU-3.1: The City shall control development on hillsides to avoid or minimize significant environmental impacts and support public safety.

Implementation Measure LU-3.1.1: The City shall establish hillside development standards to be applied to all development projects in areas where cross slopes are 10 percent or greater. These standards should include:

- Minimum lot sizes that increase proportionately with the slope of the land. (i.e., 10 percent slopes require 10,000 minimum square foot lots, 11 percent slopes requires 11,000 minimum square foot lot, etc.);
- Significantly limit development on lots with slopes of 30 percent or greater with no more than one dwelling unit per twenty acres;
- Require a minimum of 25 percent of each lot to be left forested, with a larger area required depending on the percent slope of the lot. (For example, a lot with a 20 percent cross slope would be required to leave 45 percent forested, i.e., 25 percent minimum, plus 20 percent for the cross slope equals 45 percent.)
- Limitations on the height of cut and fill slopes;
- Erosion control and revegetation on all cut and fill slopes; and
- Application of fire safe and accessibility standards.

Implementation Measure LU-3.1.2: The City shall amend its zoning and development ordinances to apply hillside standards similar to those outlined in Implementation Measure LU-3.1.1 above.

Implementation Measure LU-3.1.3: To support public safety, the City shall coordinate approval of all development projects in hillside areas with the recommendations of the California Department of Forestry and Fire

Protection.

Implementation Measure LU-3.1.4: The City shall require the identification of building pads and non-development areas on all lots in hillside areas.

GOAL LU-4: - Existing neighborhoods protected and the sense of community enhanced.

Policy LU-4.1: The City shall ensure that approval of all proposed land uses consider and support compatibility with existing uses.

Implementation Measure LU-4.1.1: The City shall zone lands consistent with the General Plan Land Use Element.

Implementation Measure LU-4.1.2: Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping and/or other provisions as needed to ensure compatibility between normally incompatible land uses and vulnerable natural features.

Implementation Measure LU-4.1.3: Upon review of discretionary permits by the City, conditions shall be added to the project approval, when warranted, to support neighborhood land use compatibility.

Implementation Measure LU-4.1.4: Land use designations and zoning shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Implementation Measure LU-4.1.5: The City shall establish, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation, and will support appropriate grant applications when they are used to aid this effort.

Implementation Measure LU-4.1.6: Land uses not conforming to the Land Use Plan may continue, provided that the use is not substantially expanded and, upon termination of the non-conforming use, the use shall only be in accordance with the Land Use Element designation.

Implementation Measure LU-4.1.7: Provisions for protecting and enhancing the

neighborhood in Dunsmuir's Historic District are addressed in the Historic Preservation Element of this General Plan.

GOAL LU-5: - A high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property.

Policy LU-5.1: The City shall require that development of land at and near the airport will provide adequate water and wastewater services with access that is appropriate for the project location.

Policy LU-5.2: In considering proposed land uses in the vicinity of the airport, the City's priority shall be to protect the safe, continued operation of the airport.

Implementation Measure LU-5.1.1: The City shall zone lands surrounding the airport consistent with the General Plan Land Use Element.

Implementation Measure LU-5.1.2: The City shall ensure that all development within the vicinity of Mott Airport is consistent with the Siskiyou County Airport Land Use Compatibility Plan.

Implementation Measure LU-5.1.3: Prior to the development of the City-owned airport property, the City shall require a special development plan or specific plan to determine the most appropriate use of the area.

OPEN SPACE ELEMENT

GOAL OC-1: - A healthy, forested viewshed protected from significant environmental and visual impacts.

Policy OC-1.1: The City shall work with public agencies and private landholders to promote forest health and prevent unsightly impacts to Dunsmuir's viewshed.

Implementation Measure OC-1.1.1: The City shall take an active role in promoting forestry practices and other activities within the City's viewshed with the California Department of Forestry and Fire Protection, the U.S. Forest Service and private landholders, such as Roseburg Lumber Company and Sierra Pacific

Industries, to ensure that clearcuts do not occur.

Implementation Measure OC-1.1.2: The City should work with the California Department of Forestry and Fire Protection, the U.S. Forest Service and private landholders, such as Roseburg Lumber Company and Sierra Pacific Industries, to promote periodic thinning and prescribed burns within the City's viewshed in order to reduce the potential for a catastrophic wildfire.

Implementation Measure OC-1.1.3: The City shall develop and adopt a tree preservation ordinance in order to safeguard that portion of the viewshed located within City limits. Typically tree ordinances apply to native trees with a diameter at breast height of greater than six inches.

Policy OC-1.2: The City shall protect natural resources and regulate land uses on steep hillsides by designating commercial timberlands and areas with slopes having grades of 30 percent or greater as Resource Lands or Open Space, and by adopting related development standards.

Implementation Measure OC-1.2.1: The City shall establish zone districts to correspond with the Open Space and Resource Land land use categories. These zone districts shall provide for resource management and conservation and will restrict development and ground-disturbing uses.

GOAL OC-2: - Ample and accessible open space resources within the City and its sphere of influence.

Policy OC-2.1: The City, in cooperation with other agencies and non-profit organizations, shall continue to enhance and increase open space resources in the City, as well as improve accessibility to existing resources.

Implementation Measure OC-2.1.1: Where practical, the City shall acquire additional lands to expand the City Park, as well as develop a wooded park in the downtown area.

Implementation Measure OC-2.1.2: Where practical, the City shall improve City-owned

open space with designated access points, parking, picnic areas and trails.

Implementation Measure OC-2.1.3: The City will explore the possibility of supporting construction of a hillside trail system, overlooking and paralleling the City on either side of the canyon.

Implementation Measure OC-2.1.4: Maintain a ratio of not less than five acres of community park land per one thousand City population.

Implementation Measure OC-2.1.5: The City shall adopt an ordinance to collect park capital improvement and acquisition fees from new residential development pursuant to the Quimby Act.

Implementation Measure OC-2.1.6: Utilize the provisions of the Subdivision Map Act and the City Municipal Code to collect park capital improvement and acquisition fees from new residential development pursuant to the Quimby Act.

Implementation Measure OC-2.1.7: The City shall encourage the County to require that new residential development projects outside the city limits but within the Dunsmuir Recreation and Parks District provide a "fair share" contribution (similar to the City's Quimby Act requirements) to help support the provision of district recreation facilities.

GOAL OC-3: – Protection of the City's water resources.

Policy OC-3.1: Work with public agencies and private landholders to protect the watershed and the City's municipal water supply.

Implementation Measure OC 3.1.1: The City shall continue to monitor the quality of water at Mossbrae Springs and will monitor all future sources of water in the City's system.

Implementation Measure OC 3.1.2: The City shall work with property owners and Siskiyou County to control uses of land in the watershed that may threaten the quality of the City's water resources.

Implementation Measure OC 3.1.3: The City shall help protect the quality of water in the Sacramento River and tributary streams by applying "best management practices" on all

projects in and around water bodies in the City, such as storm drainage maintenance, thereby reducing erosion and sediment into the river.

Implementation Measure OC 3.1.4: The City shall work with state and federal agencies and private landholders involved in forestry-related activities within its watershed to encourage management practices that will protect water quality.

Implementation Measure OC 3.1.5: To encourage protection of water resources, the City shall work with the owners of the railroad (currently Union Pacific), non-profit organizations (such as the River Exchange and California Trout) and state and federal governments to improve rail safety in the Upper Sacramento River Canyon.

CIRCULATION ELEMENT

GOAL C-1: – Safe and easy access to and from all land uses, existing or projected, in the Land Use Element.

Policy C-1.1: Figure 4-1, **Circulation Map**, shall serve as the City's General Plan Circulation Map.

Policy C-1.2: The City shall review existing and proposed roadways, bikeways and walkways to ensure that they meet general safety standards. If it is found that any routes are not safe, the City should make the necessary improvements to ensure that the routes are improved to appropriate safety standards.

Implementation Measure C-1.2.1: The City shall work with the Siskiyou County Local Transportation Commission to coordinate, as appropriate, the incorporation of the City's Circulation Element provisions into the County's Regional Transportation Plan, and will use the regional planning process to help improve the City's transportation network.

Implementation Measure C-1.2.2: The City will seek resources to develop a non-motorized circulation plan to provide more specific direction for appropriate bikeway and pathway routes and recommendations to accomplish the development of those routes.

Policy C-1.3: The City supports the provision and improvement of sidewalks and trails to provide for the safety of pedestrians, bicyclists and other non-motorized transportation.

Implementation Measure C-1.3.1: The City should provide or require sidewalks and/or bike lanes on major streets, when appropriate, as a means to accommodate a variety of transportation modes.

Implementation Measure C-1.3.2: The City should prioritize the provision of sidewalks in the vicinity of schools on major streets that are used by school-bound pedestrian traffic.

Implementation Measure C-1.3.3: The City should work with Caltrans to develop a carpooling lot to encourage and support regional commuting.

Implementation Measure C-1.3.4: The City shall encourage the inclusion of bike and pedestrian paths in subdivision design.

GOAL C-2: - Streets that facilitate evacuation and emergency response in the event of an emergency.

Policy C-2.1: Within the next 10 years, when practicable, the City shall upgrade streets that do not meet standard fire safe regulations as specified in Title 14 of the California Code of Regulations.

Implementation Measure C-2.1.1: The Fire Department should identify those streets that currently do not meet the fire safe requirements of Title 14 of the California Code of Regulations and create a priority list of needed improvements.

Implementation Measure C-2.1.2: The City should establish a budget to improve all deficient streets as noted above with the goal of bringing such identified streets as near as possible into conformance with Title 14 standards within 10 years.

GOAL C-3: - Adequate off-street parking for residents and businesses.

Policy C-3.1: Whenever practical, off-street parking shall be provided as a means to minimize the impact on public streets (especially narrow streets), maintain an area

for snow removal, and to adequately accommodate the intended land use.

Implementation Measure C-3.1.1: The Zoning Ordinance standards should be evaluated for adequacy. For example, the current standard of one off-street parking space for a single-family residential unit, including units in multifamily dwellings, should be evaluated for adequacy.

Implementation Measure C-3.1.2: In order to provide additional parking in downtown Dunsmuir to serve the commercial, professional, government and tourist needs, the City, in conjunction with downtown businesses, should provide additional parking through a parking district or some other financial partnership.

Implementation Measure C-3.1.3: The Municipal Code should be amended to require the construction of off-street parking, when possible, whenever substantial improvements are made to existing residential or commercial development, when the amount of parking is nonconforming.

GOAL C-4: - An attractive view of the City and surrounding environment along primary transportation routes.

Policy C-4.1: Maintain the attractiveness of Dunsmuir by protecting and, when practicable, enhancing the scenic qualities of the community along primary transportation routes, especially Interstate 5, Dunsmuir Avenue, and designated bikeways.

Implementation Measure C-4.1.1: The City shall review highway and pathway routes that warrant protection of scenic as well as historic qualities and will consider appropriate measures for protection of those resources. Measures may include designation of scenic routes, zoning provisions to require special review of proposed architectural and landscape design, and other administrative actions to support the goal.

Implementation Measure C-4.1.2: In reviewing project proposals, the City will consider potential project impacts on scenic qualities and will determine if conditions of approval or mitigation measures are needed to protect and enhance scenic resources.

SAFETY ELEMENT

GOAL S-1: - A city prepared for necessary action, including evacuation if needed, due to disasters including volcanic or seismic action, wildfires, or failure of Box Canyon Dam.

Policy S-1.1: The City shall take measures to minimize impacts to the City and its citizens should a natural disaster strike.

Implementation Measure S-1.1.1: The City shall periodically review, and update as necessary, emergency plans that advise City staff, emergency services and residents on actions that should be taken in response to an emergency. These plans should be readily available for public distribution. Where practical, these plans should also be written to satisfy the requirements of a Local Hazard Mitigation Plan as mandated by the Governor's Office of Emergency Services.

Implementation Measure S-1.1.2: If located within an area identified as subject to a specific hazard, the City shall not approve applications for uses that will house infirmed, non-ambulatory persons, seniors or children without adequate provisions to mitigate known hazards.

GOAL S-2: - A city that has minimized, to the maximum extent feasible, potential impacts to structures as a result of flooding.

Policy S-2.1: Development within identified floodplains shall be controlled to reduce potential damage from floods.

Implementation Measure S-2.1.1: When relevant, the City shall deny proposed development that would have unacceptable exposure to flood hazards.

Implementation Measure S-2.1.2: The City will continue to apply the City's Floodplain Management Ordinance to development of properties within the FEMA identified flood plain.

Implementation Measure S-2.1.3: The City will encourage residents within the floodplain to take all practical steps to flood-proof their dwellings, including the use of low interest loans and grants if such are available for this purpose.

GOAL S-3: - A community protected from landslides.

Policy S-3.1: Areas known to have slopes or soils that are prone to sliding should only be developed when all necessary steps are taken to protect life and property.

Implementation Measure S-3.1.1: Large hillside areas known to have soils prone to sliding should be protected with an open space or resource zone district having a development density of not greater than one dwelling unit per 20 acres.

Implementation Measure S-3.1.2: The City should review landslide prone areas in and around the City in order to update the landslide information that was referenced in the 1985 General Plan.

Implementation Measure S-3.1.3: The City should review the sites referenced in the 1985 General Plan, as well as any recently noted landslide-prone areas, and determine if these areas should and can be stabilized through plantings or other soil stabilization techniques.

GOAL S-4: - A community protected from the hazards of wildfire.

Policy S-4.1: The City shall support programs to prevent and prepare for wildfires and will consider fire-related hazards in review of all project proposals.

Implementation Measure S-4.1.1: The City shall adopt and enforce standards similar to the "Fire Safe Regulations" outlined in Title 14 of the California Code of Regulations for all new development within the City.

Implementation Measure S-4.1.2: Where practical, emergency access to dwellings that are isolated due to steep, narrow dead-end roads should be improved. Development on vacant lots in such areas should be limited until basic safety standards have been satisfied.

Implementation Measure S-4.1.3: The City shall not approve development proposals without ensuring adequate water storage and capacity for fire protection.

Implementation Measure S-4.1.4: When appropriate, steps should be taken to provide

a secondary fire station with basic equipment at or near the airport to serve both the airport and this most-northern area of the City.

Implementation Measure S-4.1.5: The City shall take appropriate measures to support a well-trained, equipped and staffed volunteer fire department.

GOAL S-5: - A city protected from potential hazardous material spills.

Policy S-5.1: In order to diminish the likelihood of future hazardous materials spills in the Upper Sacramento River Canyon, the City shall advocate its concerns with regard to rail and highway safety.

Implementation Measure S-5.1.1: The City shall advocate for stricter laws governing rail safety in the Upper Sacramento River Canyon, especially in the Cantara Loop area. This may entail maintaining lines of communication with appropriate members of Congress and with regulatory agencies in an effort to amend the Federal Railroad Safety Act.

Implementation Measure S-5.1.2: The City shall maintain an open dialogue with Caltrans and the California Highway Patrol to ensure that the City's concerns with regard to the transport of hazardous materials along Interstate 5 are adequately addressed by those agencies.

Policy S-5.2: The City shall take all necessary steps to prepare for a hazardous materials spill, as well as protect its residents should one occur.

Implementation Measure S-5.2.1: The City will identify the proper emergency contacts to notify in the case of hazardous materials spill and make this information readily available to City staff and emergency services personnel in order to facilitate a rapid response should the need arise.

Implementation Measure S-5.2.2: The City will identify necessary steps to be taken in order to protect residents in the case of a hazardous materials spill, as well as be prepared to quickly implement these measures in the event of an accident.

Implementation Measure S-5.2.3: The City shall work with the owner of the railroad, currently Union Pacific, and the California Highway Patrol to ensure that rapid notification of residents occurs in the event of a spill.

Implementation Measure S-5.2.4: The City will continue to promote the training of, and the provision of appropriate protection gear for, local "first responders" who would respond to hazardous material spills in the Dunsmuir area.

NOISE ELEMENT

GOAL N-1: - Citizens protected from unhealthy noise levels.

Policy N-1.1: The City shall take measures within its authority to protect residents and noise-sensitive land uses from high noise levels that would be detrimental to public health and comfort.

Implementation Measure N-1.1.1: To the extent practical, new residential development and development of structures housing other sensitive receptors should take necessary steps to reduce the impact of existing and projected vehicular noise upon future occupants. This action should occur during City review of parcel maps, subdivisions, conditional use permits and other discretionary actions. Such development should meet the standards of **Table 6-1**.

Implementation Measure N-1.1.2: The City shall adopt an ordinance that requires the implementation of noise reduction techniques on ministerial permits adjacent to sensitive receptors. The techniques used to reduce noise levels to 60 dB could include dual pane windows, air conditioning, increased insulation, solid fencing, earth berms, etc. The standards of **Table 6-2** should apply.

Implementation Measure N-1.1.3: The City should develop a noise monitoring program to identify areas in the community having the greatest noise impacts from Interstate 5, and to monitor changes in noise levels over a period of time.

Implementation Measure N-1.1.4: The City should work with Caltrans to construct noise reduction barriers along Interstate 5 where

traffic noise levels have the greatest impacts on residents of the City.

Implementation Measure N-1.1.5: During project review of non-vehicular noise generating uses, the City shall require a reduction of noise to standards noted in **Table 6-2** at the property line when adjacent uses may be sensitive receptors.

Implementation Measure N-1.1.6: The City shall consider the potential effects of noise in consideration of all proposed general plan amendments or rezoning actions, with the intent to allow only those uses, when practical, that can meet the standards noted in **Table 6-1** and **Table 6-2**.

Implementation Measure N-1.1.7: All housing receiving CDBG grants for rehabilitation should include improvements to reduce noise to acceptable levels.

Implementation Measure N-1.1.8: The City will continue to work with the Union Pacific Railroad to seek development of mitigation measures to reduce noise impacts through operational modifications or other measures, where possible.

Implementation Measure N-1.1.9: Land use proposals in the vicinity of Mott Airport shall include consideration of noise impacts from the airport. Residential and other sensitive uses shall not be located in areas where noise levels exceed 60 dB.

HISTORIC PRESERVATION ELEMENT

GOAL HP-1: - A city rich with historic character and charm.

Policy HP-1.1: The City shall designate, protect and enhance those historic structures, districts, neighborhoods and features that contribute most to the cultural heritage and architectural charm of Dunsmuir.

Implementation Measure HP-1.1.1: The City will continue to enforce the general provisions of Municipal Code Chapter 17.28, Historic Preservation.

Implementation Measure HP-1.1.2: The City shall consider the nomination and designation

of additional buildings, sites and features for historic status.

Implementation Measure HP-1.1.3: The City shall, when possible, utilize returns on Housing Rehabilitation loans to restore facades of buildings in the Historic District.

Policy HP-1.2: In order to protect the historic character of the community, the City shall encourage the design of new structures in the vicinity of historic structures to have architectural features that compliment those of historic structures.

Implementation Measure HP-1.2.1: The City will develop design guidelines for the exterior of new buildings in the vicinity of the Historic District to encourage respect for and architectural compatibility with the historic character of the community.

Policy HP-1.3: The City shall develop strategic plans and seek funding opportunities to expand resources for the support of historic preservation.

Implementation Measure HP-1.3.1: The City shall pursue grant funding to support its goals and policies for historic preservation.

Implementation Measure HP-1.3.2: As funding becomes available, the City shall prepare historic preservation plans and design guidelines.

Implementation Measure HP-1.3.3: To the extent that it is feasible, the City should develop incentives for private preservation activities, especially the restoration of historic building facades.

HOUSING ELEMENT GOALS AND PROGRAMS

GOAL 1: - Provide a sufficient number of building sites to accommodate affordable housing units to meet the needs of current Dunsmuir residents and provide Dunsmuir' fair share of the Regional Housing needs.

Program: Amend the Zoning Ordinance to explicitly include emergency shelters and transitional housing as part of the definition of group homes.

Program: The City will evaluate its conditional use permit process to determine whether it

unnecessarily constrains the development of housing. This evaluation will particularly analyze approval criteria such as "peace, morals, and comfort." The City will amend its Zoning Ordinance to address or remove any constraints found as part of the evaluation.

Program: The City will identify and zone sites suitable, without physical and environmental constraints, and available to facilitate multifamily development and accommodate the City's housing needs. The City shall zone at least 2 acres in the R-3 or R-4 zones to facilitate the development of at least 30-50 units.

Program: During the next update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure. Specific attention will be given to the need for more zoning for multifamily and mobile homes (approximately 10 to 25 acres).

Program: The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.

Program: The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. The monitoring would include an assessment of access, utility availability and topography. At the completion of the assessment, the City will then have a clear definition of potential housing yield based on these constraints. Depending on the results of such monitoring, further adjustments may be necessary to the General Plan and Zoning Map. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be critical.

Program: As developers inquire locally about residential project potentials, they should be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient

size for families. At this initial inquiry, developers will be provided information on vacant land, zoning, development standards, density bonuses, sewer and water availability and the possibility of assistance on affordable housing projects. Further, they will be advised of the City's support to non-profit housing organizations and their application for funding.

Program: Upon submittal of residential development plans the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact at the time of project review;
- Allow phasing of infrastructure whenever possible at time of project review;
- Provide density bonus or other concessions in accordance with Government Code 65915; and
- Any other action on the part of the City that will help keep development costs to a minimum.

Program: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.

Program: Remove constraints within the Zoning Ordinance that may limit affordable housing. Specific revisions are needed to bring provisions for Second Dwellings, Manufactured Homes, Group Homes and application processing into conformance with the Government Code.

GOAL 2: - Ensure that housing programs maximize choice, avoid economic segregation, and avoid discrimination based on age, sex,

race, disability, handicap and ethnic background.

Program: The Planning Director is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

Program: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Program: Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council and/or staff authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.

Program: Should it be determined that modifications noted in the above program are not minor, but significant, requiring the processing of a Variance which could have an impact on the neighborhood, the Planning Commission will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.

Program: To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes. Further, provide assistance in preparation of applicable permits.

Program: Amend the Zoning Ordinance regarding the provisions of Section 65589.5 (d) and (f) of the Government Code, noting that housing projects for the very low, low and moderate income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589.5 (d) 1-6 can be made.

Program: The City will adopt a formal procedure and/or policy to provide reasonable accommodation to requests for the development, maintenance and improvement of housing for persons with

disabilities. The City will also further evaluate and address its definition of family in the Zoning Ordinance as a potential constraint on housing for persons with disabilities, specifically residential care facilities.

Program: To promote fair housing and prevent discrimination in housing, the City will distribute fair housing materials from the California Department of Fair Employment and Housing throughout the community to ensure everybody is aware of their fair housing rights. Fair housing materials will be available in a variety of public places including City Hall, Library, Post Office, local shopping, businesses and churches.

GOAL 3: - Ensure that the quality, safety, affordability to low and moderate income households, and livability of the housing stock in the City of Dunsmuir is continually maintained or upgraded, and that dilapidated housing which cannot be improved is replaced.

Program: Provide code enforcement as a means to maintain safe and decent housing, utilizing the Building and Fire Departments, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.

Program: Existing housing shall be preserved through the implementation of a housing rehabilitation program, and the provision of adequate public facilities and services.

Program: The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.

GOAL 4: - Ensure increased energy self-sufficiency through use of energy conservation measures in all homes, including low and moderate-income housing.

Program: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and annual mail out to citizens.

Program: Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.

GOAL 5: - Ensure that the goals and specific housing programs in this document are pursued within the established time frame, and continue to be compatible with other elements of the General Plan as they are developed and updated.

Program: The Planning Commission shall review the effectiveness of the Housing Element's Goals and Programs on an annual basis. Maintaining a record of accomplishments and issues as a means to update the Element in five years, and as an early warning system if problems are found that need early action by the City.

GOAL 6: - Preserve the City's historical and cultural heritage through preservation and innovative re-use of historical structures.

Program: The City will encourage the innovative re-use of historical structures through the Conditional Use Permit process, allowing those innovative uses that help to preserve the structure without negatively impacting the neighborhood.

IMPLEMENTATION OF THE GENERAL PLAN

One of the key elements in assessing the City's success at implementing the General Plan is the terminology of the implementation measures themselves. When "shall" is applied to an implementation measure, it indicates an unequivocal directive. When words such as "should", "may" and "possibly" are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of the evaluating implementation of the General Plan, only those implementation measures that include the word "shall" have been considered.

Although the list is not all-inclusive, it is apparent that the following implementation measures have been successfully implemented: LU-1.3.1, LU-2.1.1, LU-2.1.5, LU-4.1.3, LU-4.1.4, LU-4.1.5, LU-5.1.2, OC-2.1.2, OC-2.1.4, OC 3.1.1, OC 3.1.2, OC 3.1.3, C-1.2.2, HP-1.1.1 and HP-1.1.3. Conversely, it is apparent that the following implementation measures have either yet to be implemented or could be better implemented: LU-1.4.1, LU-2.1.4, LU-3.1.1, LU-3.1.2, LU-4.1.1, LU-4.1.2, LU-5.1.1, OC-1.1.1, OC-1.1.3, OC-1.2.1, OC-2.1.3, OC-2.1.5, OC-2.1.7, C-3.1.1, , OC 3.1.4, OC 3.1.5, C-1.2.2, C-4.1.1, S-3.1.2, S-4.1.1, N-1.1.2 and HP-1.2.1.

Regrettably, it appears that the number of implementation measures that have yet to be implemented or that could be better implemented outnumber those programs that have been successfully implemented. However, the vast majority of these unfulfilled implementation measures directly relate to amendments of the Zoning Ordinance. In the past, the City has postponed updating of the Zoning Ordinance due to budget limitations, which is certainly understandable given the City's current economic situation. Still, Government Code Section 65860 requires that a city's zoning ordinance be consistent with its general plan. Fortunately, Section 65860 also grants cities a reasonable amount of time to amend their zoning ordinances after adoption of a general plan update. While there is no clear definition of a "reasonable amount of time" provided in the Government Code, the City of Dunsmuir General Plan states that

"[t]he City anticipates that all zoning and General Plan inconsistencies will be addressed within the first five (5) years following adoption of the General Plan" (pg. 3). Therefore, based on this timeline, a little less than three years remain with which to update the Zoning Ordinance. As such, the City may wish to begin looking for a source of funding necessary to complete an update within the next few years.

REGIONAL HOUSING NEEDS SUMMARY

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identified a need for 1,699 new residential units in Siskiyou County over a 7 ½ -year period (January 1, 2001 to June 30, 2008). The need for 1,699 units was shared and distributed amongst each of the communities in the County, with each community's share determined by its contribution to the County's Local Area Formation Commission (LAFCO) budget. At the time of the allocation, the City of Dunsmuir was funding approximately 3.8-percent of LAFCO's budget. Thus, the City's share of regional housing needs was determined to be 64 units, or about 8 ½ units per year over the 7 ½ -year period. In an attempt to provide sufficient housing for all income groups in the City, HCD further divided these 64 units amongst the various economic groups identified in Table 2.

TABLE 2
SUMMARY OF THE CITY OF DUNSMUIR'S REGIONAL HOUSING NEEDS, 2001-2008

Economic Group	Units Needed
Very Low Income	17
Low Income	15
Moderate Income	12
Above Moderate Income	20
TOTAL:	64

Source: Final Regional Housing Needs Plan, Siskiyou County, HCD, 2001.

In order to determine which economic groups were served by new housing opportunities in the City, and therefore whether the City was able to satisfy HCD's RHNA numbers, it is necessary to define the various economic groups in the City based upon State Income Limits, and establish maximum housing affordability for each of these groups. (See Table 3.)

TABLE 3
2008 STATE INCOME LIMITS AND HOME AFFORDABILITY FOR THE VARIOUS ECONOMIC GROUPS

Income Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$26,900	\$336	\$56,084
Low Income	\$43,050	\$753	\$125,657
Moderate Income	\$64,600	\$2,073	\$345,689

- | | |
|---|--|
| ¹ Median income = \$53,800 | ² Very Low Income = $\$26,900 \times 0.30 \times 0.50/12$ |
| Very Low Income = 50% of Median Income | Low Income = $\$43,050 \times 0.30 \times 0.70/12$ |
| Low Income = 50 to 80% of Median Income | Median Income = $\$53,800 \times 0.30/12$ |
| Moderate Income = 80 to 120% of Median Income | Moderate Income = $\$64,600 \times 0.35 \times 1.10/12$ |
- ³ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.
- ⁴ The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, six-percent fixed-rate loan with no down payment.

As noted above, the City's share of regional housing needs for the 2001-2008 RHNA period was 64 units. However, development proposals in the City over the past 7 ½ years fell well below that necessary for the City to meet its share of the regional housing needs. Of the 64 units necessary to meet HCD's allocation for the City, only 31 were developed. Further, the majority of these units were intended for the "moderate" and "above moderate" income groups. While some of this shortfall can be attributed to overly optimistic RHNA numbers, especially relative to the downturn of the economy over the last two years, the shortfall also directly relates to a number of local constraints that the City has been struggling with for years. These constraints include a shortage of vacant land that could easily be developed with multifamily housing (this is very much a function of the slopes present within the City), an ailing local and regional economy, an aging population, and a high percentage of vacation homes within the community.

Based upon the maximum housing affordability calculated above, a review of all permits issued for residential construction in the City since January 1, 2001, the sale or rent price of those units when available, and/or the estimated cost of improvements and land value for those units that have not been on the market, it appears that since 2001 the City has met 53% of its share of the regional housing needs for very low income levels, 7% for low income levels, 125% for moderate income levels and 30% for above moderate income levels.

CONCLUSION

Since March 2004, when the Housing Element was adopted, and December 2006, when the remaining elements of the General Plan were adopted, the City has made notable progress in implementing the implementation measures contained within the General Plan as well as meeting its share of regional housing needs. However, much work remains to fully implement a number of implementation measures, especially those that intend to bring the Zoning Ordinance into consistency with the General Plan.

REPORT SEPARATING PAGE
END OF PRVIOUS REPORT

ANNUAL ELEMENT PROGRESS REPORT

on Housing Element Implementation

(CCR Title 25 Section 6202)

Explanation to TABLE A

Six dwelling units were constructed in the City of Dunsmuir during the past year (January 1, 2008 through December 31, 2008). Five of the six units are owner occupied single-family residences and one is an owner occupied second dwelling unit. These units are located at:

1. 4019 Timber Drive (058-050-500);
2. 6039½ Butterfly Avenue (058-211-010);
3. 4003 Forest Lane (059-370-010);
4. 4315 Wood Street (058-171-170);
5. 4801 Simpson Avenue (059-131-100); and
6. 5186 River Avenue (059-291-023).

It was determined that units 1 and 2 fulfill a portion of the City's share of regional housing for persons of above moderate income, unit 4 fulfills a portion of the City's share of regional housing for persons of low income, and units 3, 5 and 6 are affordable for persons of moderate income. However, the City met its share of regional housing needs for persons of moderate income in 2007.

In order to determine which economic segment of the population would be served for the purpose of satisfying RHNA numbers, home values were compared against the 2008 threshold of affordability for the various income groups. Home values were determined by using one of the following two methods:

- Where available, the listing price or recent sale price; or
- If not available, by combining the value of improvements (i.e., construction costs as stated in the building permit) along with the assessed value of the lot upon which the dwelling is situated.

Maximum monthly housing affordability was determined using the 2008 State Income Limits published by HCD as well as the criteria for determining affordability outlined in Sections 50052.5 and 50093 of the California Health and Safety Code. The following table identifies the Maximum Income Levels for various economic groups in Siskiyou County, as well as the Maximum Monthly Housing Expenditure and the Maximum Affordable Home Price for each group.

Income Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability _{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$26,900	\$336	\$56,084
Low Income	\$43,050	\$753	\$125,657
Moderate Income	\$64,600	\$2,073	\$345,689

¹ Median income = \$53,800

Very Low Income = 50% of Median Income

Low Income = 50 to 80% of Median Income

² Very Low Income = $\$26,900 \times 0.30 \times 0.50/12$

Low Income = $\$43,050 \times 0.30 \times 0.70/12$

Median Income = $\$53,800 \times 0.30/12$

ANNUAL ELEMENT PROGRESS REPORT
on Housing Element Implementation
(CCR Title 25 Section 6202)
Explanation to TABLE A

Moderate Income = 80 to 120% of Median Income Moderate Income=\$64,600 X 0.35 X 1.10/12

- ³ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.
- ⁴ The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals would qualify for a 30-year, six-percent fixed-rate loan with no down payment.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dunsmuir
Reporting Period 1-Jan-08 - 31-Dec-08

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information														Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6		7	8	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.					
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units								
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income											
059-370-010	SF	O			1		1					1					
058-171-170	SU	O	1				1					1					
059-131-100	SF	O			1		1					1					
059-291-023	SF	O			1		1					1					
(9) Total of Above Moderate from Table A2																	
(10) Total by income units (Field 5) Table A			1		3		2		6								

Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir
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Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	2					2

Housing Element Implementation

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Table B

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Total Units to Date (all years)										Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed	17	0	0	0	0	0	0	0	0	0	8
	Restricted Non-deed restricted		0	0	0	0	0	0	0	0	0	
Low	Deed	15	0	0	0	0	0	0	0	0	0	14
	Restricted Non-deed restricted		0	0	0	0	0	0	1	0	0	
Moderate	Deed	12	0	0	0	0	0	0	0	0	0	0
	Restricted Non-deed restricted		0	0	2	2	3	4	1	3	15	
Above Moderate		20	0	0	0	0	0	1	3	2	6	14
Total RHNA by COG.		64										
Enter allocation number:												
Total Units		► ►										

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir
Reporting Period	1-Jan-08 - 31-Dec-08

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
No Name - Amend the Zoning Ordinance to explicitly include emergency shelters and transitional housing as part of the definition of group homes.	To facilitate a variety of housing types including emergency shelters and transitional housing.	2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.
No Name - The City will evaluate its conditional use permit process to determine whether it unnecessarily constrains the development of housing. This evaluation will particularly analyze approval criteria such as "peace, morals, and comfort." The City will amend its Zoning Ordinance to address or remove any constraints found as part of the evaluation.	To address and remove any constraints on the development of affordable housing.	2005	Complete. It was determined that the City's conditional use permit process does not provide a constraint to the development of housing. Most recently, in June 2007, eight cottages that were associated with a former motel, were covered to single-family dwellings upon issuance of a use permit. This resulted in eight units determined to be affordable to the very-low income.
No Name - The City will identify and zone sites suitable, without physical and environmental constraints, and available to facilitate multifamily development and accommodate the City's housing needs. The City shall zone at least 2 acres in the R-3 or R-4 zones to facilitate the development of at least 30-50 units.	To identify adequate sites and facilitate the development of 30-50 multifamily housing units for lower income households.	2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir	Reporting Period	1-Jan-08 - 31-Dec-08
No Name - During the next update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure. Specific attention will be given to the need for more zoning for multifamily and mobile homes (approximately 10 to 25 acres).	To ensure the General Plan and Zoning do not restrict housing opportunities, especially for low income families.	2006-2008	Incomplete. There is considerable land zoned for multifamily development in the City. However, much of this land has been developed with single-family dwellings. Further, there is a shortage of vacant land that is not constrained by topography and access, or that could easily be serviced with necessary infrastructure.
No Name - The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.	To bring the Zoning Ordinance into consistency with State Law and encourage affordable housing	2004-2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.
No Name - The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. The monitoring would include an assessment of access, utility availability and topography. At the completion of the assessment, the City will then have a clear definition of potential housing yield based on these constraints. Depending on the results of such monitoring, further adjustments may be necessary to the General Plan and Zoning Map. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be critical.	To ensure a reasonable supply of vacant land is available for all types of housing.	2006-2008	Partially complete. There is considerable vacant land within City limits. However, this land has considerable constraints with regard to access and topography and lacks critical infrastructure. The City is aware of this issue and will work with property owners at the time development of these areas is proposed. However, development pressure has not been an issue in the City as only 31 units have been proposed since 2001, many of which were conversions of existing structures..

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir		
Reporting Period	1-Jan-08	-	31-Dec-08
<p>No Name - As developers inquire locally about residential project potentials, they should be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families. At this initial inquiry, developers will be provided information on vacant land, zoning, development standards, density bonuses, sewer and water availability and the possibility of assistance on affordable housing projects. Further, they will be advised of the City's support to non-profit housing organizations and their application for funding.</p>	<p>To increase interest in providing affordable housing locally.</p>		
	Continuous		
	<p>Incomplete. There has been little to no interest on the part of developers to build larger projects in the City. Much of the development during the current planning period has been for individual single-family dwellings, which are typically used as vacation homes or investment properties.</p>		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir	Reporting Period	1-Jan-08 - 31-Dec-08		
<p>No Name - Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:</p> <p><input type="checkbox"/> Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</p> <p><input type="checkbox"/> Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact at the time of project review;</p> <p><input type="checkbox"/> Allow phasing of infrastructure whenever possible at time of project review;</p> <p><input type="checkbox"/> Provide density bonus or other concessions in accordance with Government Code 65915; and</p> <p><input type="checkbox"/> Any other action on the part of the City that will help keep development costs to a minimum.</p>		<p>To aid private developers in the provision of low income housing for the community.</p>		Continuous	Incomplete. As stated above, there have been no residential "projects" proposed in the City during the current planning period.
<p>No Name - Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.</p>		<p>Keep development fees affordable, especially on affordable housing</p>		Continuous	See analysis above. Further, the City's fees are considered low and have not been raised appreciably during the current planning period.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir		
Reporting Period	1-Jan-08 -	31-Dec-08	
No Name - Remove constraints within the Zoning Ordinance that may limit affordable housing. Specific revisions are needed to bring provisions for Second Dwellings, Manufactured Homes, Group Homes and application processing into conformance with the Government Code.	Remove housing affordability and availability constraints	2004-2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.
No Name - The Planning Director is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.	To efficiently advise the State Department of possible violations of the State Fair Housing and Employment laws.	Continuous	Implemented. However, no complaints have been filed.
No Name - Building permit processing and inspections for individuals with disabilities shall be given a high priority.	To assist the handicapped and disabled individuals, when making necessary housing modifications to accommodate their handicap or disability.	As needed	Implemented. However, there has been so little development in the City that all building permits and inspections receive timely attention.
No Name - Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council and/or staff authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.	To accommodate those needs of the handicapped and disabled that are minor in nature, but may otherwise conflict with Building and Zoning Codes.	2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance and Building Code.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir	Reporting Period	1-Jan-08 - 31-Dec-08
No Name - Should it be determined that modifications noted in the above program are not minor, but significant, requiring the processing of a Variance which could have an impact on the neighborhood, the Planning Commission will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.	Provide decision consistency with State and Federal law, assisting the disabled and handicapped to the extent possible within the limits of law.	When applications are submitted	Incomplete. See above analysis.
No Name - To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes. Further, provide assistance in preparation of applicable permits.	Make readily available to disabled and handicapped individuals the accommodations that may be available to them to help them in the permit process.	2004	Incomplete. See above analysis.
No Name - Amend the Zoning Ordinance regarding the provisions of Section 65589.5 (d) and (f) of the Government Code, noting that housing projects for the very low, low and moderate income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589.5 (d) 1-6 can be made.	Eliminate possibility of discrimination in the review of affordable housing projects.	2005	Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir	Reporting Period	1-Jan-08 - 31-Dec-08			
No Name - The City will adopt a formal procedure and/or policy to provide reasonable accommodation to requests for the development of housing for persons with disabilities. The City will also further evaluate and address its definition of family in the Zoning Ordinance as a potential constraint on housing for persons with disabilities, specifically residential care facilities.	To facilitate housing for persons with disabilities	2005	Incomplete. No formal procedure has been established. Further, there has been a lack of adequate money available with which to update the Zoning Ordinance.			
No Name - To promote fair housing and prevent discrimination in housing, the City will distribute fair housing materials from the California Department of Fair Employment and Housing throughout the community to ensure everybody is aware of their fair housing rights. Fair housing materials will be available in a variety of public places including City Hall, Library, Post Office, local shopping, businesses and churches.	To ensure the community is aware of fair housing rights.	2005	Complete. Posters on fair housing have been displayed inside City Hall, the library and the Post Office.			
No Name - Provide code enforcement as a means to maintain safe and decent housing, utilizing the Building and Fire Departments, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.	To correct code violations which may be affecting safety and decent living conditions, and remove unsafe dilapidated structures.	Continuous upon complaint or other evidence a hazard may exist	Implemented. The City has provided code enforcement for roughly eight years. Further, the City administers CDBG funds to rehabilitate housing.			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dunsmuir	Reporting Period	1-Jan-08 - 31-Dec-08			
No Name - Existing housing shall be preserved through the implementation of a housing rehabilitation program, and the provision of adequate public facilities and services.				Improve the safety and livability of existing housing stock	Apply for new grant every two years	Implemented. There have been 7 CDBG-funded rehabilitations in the City over the past five years and the City was recently awarded \$300,000 with which to expand the program.
No Name - The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.				To aid in the development of affordable housing.	Continuous	There have been no affordable housing project proposals in the City during the past five years.
No Name - Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and annual mail out to citizens.				To keep the public aware of programs that may help improve their living environments and finances.	Posting continuous and annual mailing	Somewhat implemented. Individuals are directed to Great Northern Corporation, which typically provides this information to the public.
No Name - Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.				To lower energy costs for homeowners.	Upon approval of rehabilitation loans	Implemented. This is a standard requirement for CDBG-funded rehabilitation projects.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		City of Dunsmuir	
Reporting Period	1-Jan-08 - 31-Dec-08		
No Name - The Planning Commission shall review the effectiveness of the Housing Element's Goals and Programs on an annual basis. Maintaining a record of accomplishments and issues as a means to update the Element in five years, and as an early warning system if problems are found that need early action by the City.	To aid in the next five-year update, and identify issues which may need immediate attention.	Annually, approximately one year after adoption of this Element	Partially implemented. Prior to 2008 the City was unaware of this requirement in its General Plan. This is due in part to considerable changes in the City's administration, legislative body and planning department.
No Name - The City will encourage the innovative re-use of historical structures through the Conditional Use Permit process, allowing those innovative uses that help to preserve the structure without negatively impacting the neighborhood.	To preserve buildings representing Dunsmuir's history and where possible provide housing options.	Upon submittal of appropriate applications	Implemented. The City also provides low interest loans to individuals seeking to rehabilitate historic structures.